



Doc# 2306057012 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/01/2023 02:50 PM PG: 1 OF 4

QUIT CLAIM DEED

THE GRANTOR PETER NG, MAN CHING NG, WESLEY MANWA NG, JONATHAN CHAN and SIU LING NG individuals, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and No/100 Dollars, in hand paid CONVEYS AND QUITCLAIMS to:

DING DING INVESTMENT LLC, an Illinois limited liability company

IN FEE SIMPLE, all interests in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

COMMONLY KNOWN AS 2002 S WENTWORTH LOWER-LEVEL UNIT FC12/RT13, CHICAGO, IL 60616

P.I.N. 17-21-431-083-1012, 17-21-431-083-1013

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 26th day of FEBRUARY, 2023

[Signature] PETER NG

[Signature] MAN CHING NG

[Signature] WESLEY MANWA NG

[Signature] JONATHAN CHAN

[Signature] SIU LING NG

REAL ESTATE TRANSFER TAX		01-Mar-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-21-431-083-1012 | 20230301663001 | 1-658-224-464

* Total does not include any applicable penalty or interest due.

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub par. e & Cook County Ord. 93-0-27 par. e

Date 2/24/23 [Signature]

UNOFFICIAL COPY

STATE OF ILLINOIS)

) SS

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY THAT **PETER NG**, **MAN CHING NG**, **WESLEY MANWANG**, **JONATHAN CHAN** and **SIU LING NG** is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of Homestead.

Given under my hand and official seal, this th 26 day of February, 2023.



Nicole Tam
NOTARY PUBLIC

Prepared by and Mail to: Siu Ling Ng 3415 S Union Ave, Chicago, IL 60616
Send Subsequent Tax Bills to: Peter Ng 3415 S Union Ave, Chicago, IL 60616

REAL ESTATE TRANSFER TAX		01-Mar-2023
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

17-21-431-083-1012 | 20230301663001 | 1-761-738-576

UNOFFICIAL COPY

LEGAL

PARCEL 1:

UNIT FC12 AND RT13 IN THE RICHLAND CENTER FOOD AND RETAIL CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOT 34 IN CHINA TOWN SQUARE, BEING A SUBDIVISION OF PART OF BLOCKS 26, 40, 41, 43 AND 44 AND VACATED STREETS AND ALLEYS LYING WITHIN AND ADJOINING SAID BLOCKS IN CANAL TRUSTEES' NEW SUBDIVISION OF BLOCKS IN THE EAST FRACTION OF THE SOUTHEAST FRACTION OF THE SOUTHEAST FRACTIONAL $\frac{1}{4}$ OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT OF SAID CHINATOWN SQUARE RECORDED MAY 8, 1991 AS DOCUMENT NUMBER 91218654, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0931434044 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED DECEMBER 29, 2008 AS DOCUMENT NUMBER 0836419039 AND FIRST AMENDMENT AS DOCUMENT NUMBER 0902034072.

Commonly known as 2002 S. Wentworth Ave.
Lower Level Unit FC12/RT13
Chicago, Illinois 60616

PINS: #17-21-431-083-1012; 17-21-431-083-1013

UNOFFICIAL COPY

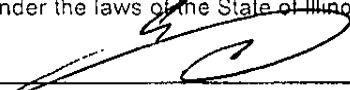
GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: Feb | 26 |, 20 23

SIGNATURE: _____



GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: _____

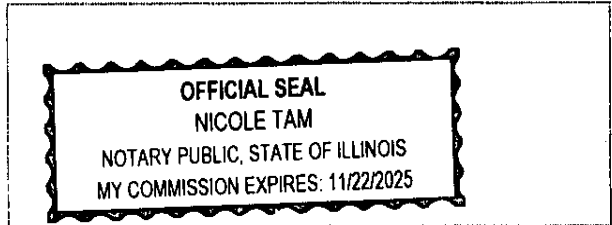
NICOLE TAM

By the said (Name of Grantor): Siu Ling Ng

AFFIX NOTARY STAMP BELOW

On this date of: Feb | 26 |, 20 23

NOTARY SIGNATURE: Nicole Tam



GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: Feb | 26 |, 20 23

SIGNATURE: _____



GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: _____

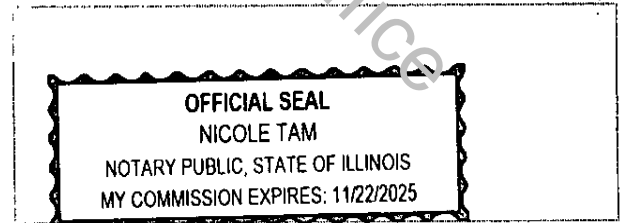
NICOLE TAM

By the said (Name of Grantee): PETER NG

AFFIX NOTARY STAMP BELOW

On this date of: Feb | 26 |, 20 23

NOTARY SIGNATURE: Nicole Tam



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), Any person who knowingly submits a false statement concerning the identity of a GRANTEE shall be guilty of a CLASS C MISDEMEANOR for the FIRST OFFENSE, and of a CLASS A MISDEMEANOR, for subsequent offenses.

(Attach to DEED or ABI to be recorded in Cook County, Illinois if exempt under provisions of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)